211 3125 39 Street NW

Calgary | Active | MLS® A2313914

$289,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2019**	**417.58 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Experience refined urban living in the heart of Calgary’s vibrant University District, one of the city’s most sought-after master planned communities. Designed for connection, convenience, and lifestyle, this dynamic neighbourhood places everything at your doorstep. Enjoy walking access to boutique shopping, elevated dining, local cafés, fitness and wellness studios, entertainment, grocery options, Market Wines, Village Ice Cream, beautifully designed outdoor gathering spaces, splash parks, skating areas, and endless pathways woven throughout the community. Located minutes from the University of Calgary, Alberta Children’s Hospital, Foothills Hospital, Market Mall, and with quick access west to the mountains, this location perfectly balances city living with outdoor adventure. This beautifully designed, Truman-built residence showcases contemporary style, thoughtful functionality, and timeless finishes throughout. Flooded with natural light, the open concept layout features 9’ ceilings, wide plank engineered hardwood flooring, designer lighting, and a sophisticated modern kitchen complete with polished quartz countertops, full height backsplash, sleek cabinetry, premium integrated appliance package, and additional seating at the island and bar area perfect for entertaining. The spacious primary bedroom offers a stylish retreat with modern barn-door detailing, while the elegant 4-piece bathroom features quartz countertops, high-gloss tile, and environmentally conscious WaterSense fixtures. Additional highlights include in-suite laundry, a built-in sprinkler system, entry intercom, TV and data connections, a private balcony with a natural gas hookup, and a titled heated underground parking stall. Whether you are searching for your next home or an exceptional investment opportunity, this residence offers an unbeatable combination of lifestyle, location, and modern comfort in one of Calgary’s most exciting urban communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2313914
Bedrooms	1
Bathrooms	1
Year Built	2019
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	417.58 sq. ft.
Main Level Finished Area:	417.58 sq. ft.
Condo Fee:	$344.02
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Water
Acreage:	No
Front Exposure:	Northeast
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2019 (Age: 7)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1811149
Heating:	Baseboard
New Constr.:	No

Construction Material:	Brick, Composite Siding, Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Garage Door Opener, Heated Garage, Parkade, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Bathroom, In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	University District
Amenities:	Elevator(s), Secured Parking, Trash
Appliances:	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	None
Restrictions:	Easement Registered On Title, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Bedroom · 9'9" × 9'8" ·
Main Floor	Kitchen · 11'9" × 6'10" ·
Main Floor	Living Room · 13'11" × 11'4" ·
Title to Land:	Fee Simple

Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Exterior Features:	Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-2
Listed Date:	May 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/211-3125-39-street-nw-calgary-a2313914/

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